

CONFIDENTIAL.To be treated as strictly confidential until released
for publication as follows:-MORNING PAPERS . . FRIDAY, 20th DECEMBER, 1935.EVENING PAPERS . . FRIDAY, 20th DECEMBER, 1935.CENSUS OF THE COMMONWEALTH OF AUSTRALIA - 30th JUNE, 1933.SUMMARY RELATING TO DWELLINGS IN THE STATE OF QUEENSLAND.

The Commonwealth Statistician (Mr. E. T. McPhee) has made available Census Bulletin No. 19, containing a summary of the preliminary analysis of the particulars collected concerning Dwellings in the State of Queensland at the Census of the 30th June, 1933.

The Bulletin shows in tabular form the summarized results relating to the number and classes of dwellings in urban and rural divisions and in the tropical and non-tropical areas of Queensland. Occupied private dwellings are classified according to the materials of the outer walls; the number of rooms; number of inmates; nature of occupancy; and the rent per week. In addition, particulars are published as to the number and average weekly rent of dwellings consisting of 3 to 6 rooms, with walls of wood, brick or stone occupied by tenants in each municipality in Queensland.

AREA AND POPULATION: Since the 1921 Census the metropolitan area of Queensland has been extended by 175 square miles, or 83.3 per cent., and now comprises 385 square miles. During the same period the population of the metropolitan division increased by 42.8 per cent., with the result that the density of population of the metropolis at the 30th June, 1933, was reduced to 779 persons per square mile, as compared with 997 persons at the previous Census. This increase in area is mainly due to the creation of the Greater Brisbane Council which took place in the year 1925 by the amalgamation of eight municipalities and the whole or part of twelve shires under one authority. The density of population of the urban provincial section of Queensland has increased during the intercensal period from 391 to 505 persons, and that of the rural area from 0.54 to 0.66 persons. The average for the whole State at the 1933 Census was 1.41 persons per square mile, as compared with 1.12 persons at the 1921 Census and 0.90 persons at the 1911 Census.

NUMBER OF DWELLINGS: At the 30th June, 1933, there were 225,734 dwellings in Queensland including private houses, tenements, flats, hotels, boarding houses, hospitals, other institutions, and any structure used for the purpose of a dwelling. Of these, a total of 216,122 were occupied at the date of the Census and 9,311 were unoccupied; in addition, there were 301 in course of construction.

Since the previous Census, the number of dwellings in Queensland including those being built, has increased by 58,501, or 35.0 per cent., which is a much higher rate of increase than that of 25.3 per cent. for the population of the State. The number of dwellings in the metropolitan area increased by 26,087, or 57.0 per cent., to a total of 71,891; those in the provincial section by 8,732, or 22.4 per cent., to 47,684; and in the rural area by 23,682, or 28.7 per cent., to 106,159.

At the 30th June, 1933, the number of dwellings per square mile in the main divisions of Queensland were - metropolitan, 187 (218); provincial, 121 (83); and rural, 0.16 (0.12). The figures shown in parentheses are those at the previous Census.

The number of unoccupied dwellings increased by 2,564 to a total of 9,311, and represented 4.1 per cent. of the total dwellings in the State, as compared with 4.0 per cent. at the 1921 Census. On the other hand, the number of houses being built decreased by 46 to 301, and was equivalent to only 0.1 per cent. (0.2) of the total number of dwellings in Queensland.

Particulars are shown in the Bulletin for the Tropical and Non-Tropical Areas of Queensland separately. 57,046 or 25.3 per cent. of the dwellings in the State, and 25.4 per cent. of the population, are located in the tropical section. The corresponding figures at the previous Census were 25.2 per cent. of dwellings and 24.0 per cent. of population. Since the 1921 Census the number of dwellings erected in the tropics increased by 35.2 per cent., which was the same as the rate in the non-tropical area. The number of dwellings per square mile in the tropics, however, was only one-third of that in the other section of the State.

CLASS OF DWELLING: As previously indicated, the dwellings in which the people are housed embrace several categories of buildings comprising private houses, tenements, flats, hotels, boarding houses, charitable institutions, etc. In the statistics which have been tabulated from the Census returns, and which are published in this Bulletin, information concerning the occupants of private dwellings has been separated and has been analysed in detail.

At the 1933 Census, 210,427, or 97.4 per cent. of the total occupied dwellings in Queensland, were private dwellings, as compared with 153,313, or 95.7 per cent., at the previous Census. During the intercensal period the number of private dwellings in the State increased by 57,114, or 37 per cent.; those in the metropolitan area increased by 25,525, or 60 per cent.; the urban provincial by 7,727, or 22 per cent.; and in the rural area by 23,862, or 32 per cent.

Of the 210,427 private dwellings in Queensland at the 30th June, 1933, 204,017 or 97.0 per cent. (98.4) were private houses, and 6,410 or 3.0 per cent. (1.6) were tenements or flats. The corresponding percentages for the 1921 Census are shown in parentheses. Since the previous Census the number of private houses in Queensland increased by 53,131 or 35 per cent., and the tenements and flats by 3,983 or 164 per cent.

In the metropolitan area, the number of private houses increased in number by 22,827 or 55 per cent., and the tenements and flats by 2,698 or 248 per cent., as compared with an increase of 42.8 per cent. in the population and of 33.8 per cent. in the number of married persons in the same area during the same period of 12½ years. The large percentage of increase in the number of private houses and the even greater increase in the number of flats is particularly outstanding. 3.5 per cent. of the population of the metropolitan area of Queensland were residing in tenements or flats at the 1933 Census, as compared with 1.8 per cent. at the 1921 Census.

Particulars are not yet available concerning the number of separate family units or as to the conjugal condition of householders at the 1933 Census. At the previous Census, however, 77 per cent. of the householders were married, and 10 per cent. widowed. It is interesting to note that there were 103 dwellings for every 100 married couples and widowed persons at the 30th June, 1933, as compared with 102 dwellings in the year 1921.

Owing to the general financial depression and the high rate of unemployment during the years immediately preceding the Census, it may be assumed that a greater proportion of families were sharing houses at the 1933 Census than would be the case in normal times, but this influence would be counteracted to some extent by the fact that many of these families were recorded as separate units at the Census, and consequently those parts of the house occupied by each family unit were regarded for Census purposes as separate dwellings.

Since the 1921 Census, there has been a decrease of 13 per cent. in the number of boarding houses, and a decrease of 11 per cent. in the number of hotels in Queensland.

Owing to the rapidly increasing number of tenements and flats, the particulars shown in the majority of the following tables in the Bulletin have been tabulated separately for Private Houses and for Tenements and Flats.

MATERIALS OF OUTER WALLS: Particulars concerning the materials of which the outer walls were built were supplied for 203,016 of the 204,107 private houses in Queensland, and of these 83.6 per cent. were of wood; 10.3 per cent. iron; 1.0 per cent. brick; 0.7 per cent. fibro-cement; 3.7 per cent. were made of canvas, etc.; and 0.7 per cent. of other materials.

In the metropolitan area 96.2 per cent. of the private houses had walls of wood, and 1.7 per cent. of brick. In the provincial division 89.5 per cent. were of wood and 6.4 per cent. iron; whilst in the rural area 72.9 per cent. were of wood; 18.3 per cent. were of iron; and 6.7 per cent. were built of canvas.

Since the 1921 Census the number of wooden dwellings in the State of Queensland was increased by 44,371, representing an increase of 34 per cent.; the greater part (23,935) of these being erected in the metropolitan area. Iron dwellings increased in number by 9,973 or 88 per cent.; 9,635 of these were erected in the extra-metropolitan area; and 338 in the metropolitan area of the State. Fibro-cement dwellings increased in number by 1,272, or at the remarkably high rate of 592 per cent., about two-thirds of this number being erected in the provincial and rural areas. Brick houses, which, as shown above, represent a very small proportion of the houses in Queensland, increased by 628 or 30 per cent., mostly in the metropolitan area. Concrete houses increased in number by 538 or 277 per cent., and dwellings in tents increased by 828 or 13 per cent.; the great majority of such structures being located in the rural areas.

NUMBER OF ROOMS: For Census purposes, the kitchen and any enclosed sleep-out, or portion of a verandah that was permanently enclosed, were included in the number of rooms in the dwelling, but the bathroom, pantry, store, or outhouse were not included unless generally used for sleeping. The average number of rooms for all private houses in Queensland at the 30th June, 1933, was 5.01 per dwelling, and this average was practically the same as that of 4.96 rooms at the previous Census. The average for private houses in the metropolitan area increased from 5.51 to 5.60 rooms, but in the provincial area the average decreased from 5.36 to 5.30 rooms, while in the rural area the average increased from 4.45 to 4.49 rooms per dwelling.

The average number of rooms for all tenements or flats in the State is considerably less than that for private houses, and showed a substantial decline from 3.69 to 3.14 rooms, indicating a tendency towards even smaller flats. The reduction in the size of tenements and flats was general throughout all divisions of the State; the average for the metropolitan area falling from 3.82 to 3.30 rooms; and in the provincial section from 3.61 to 3.05 rooms; and in the rural area the decline was even greater from an average of 3.56 to 2.59 rooms.

The average number of rooms for all private dwellings combined comprising private houses, tenements and flats, however, shows very little change from that of the previous Census.

Of the 201,286 private houses for which particulars concerning rooms were stated at the 1933 Census 6.1 (6.8) per cent. consisted of one room only; 4.5 (4.6) per cent. of 2 rooms; 6.1 (5.9) per cent. of 3 rooms; 17.4 (17.6) per cent. of 4 rooms; 26.9 (29.6) per cent. of 5 rooms; 22.6 (19.4) per cent. of 6 rooms; 9.8 (9.0) per cent. of 7 rooms; 3.8 (3.9) per cent. of 8 rooms; and 2.8 (3.2) per cent. of more than 8 rooms. The corresponding figures for the 1921 Census are shown in parentheses.

It will be seen from the above figures that at the 1933 Census 66.9 per cent. of the private houses in Queensland comprised 4, 5, or 6 rooms, and this percentage was practically the same as at the previous Census. During the intercensal period two-thirds of the new houses erected in the State consisted of 4, 5, or 6 rooms. The greatest percentage of increase was shown for private houses of 6 rooms, 57 per cent.; followed by those of 7 rooms, 49 per cent.; 4 rooms, 34 per cent.; 2 rooms, 32 per cent.; and 8 rooms, 31 per cent.

It is of interest to note that the average number of rooms of all private houses in Queensland (5.01) was practically the same as that for New South Wales (5.04) and slightly less than the average of 5.28 rooms in Victoria.

Three-fourths of the tenements and flats in Queensland consisted of 2, 3 or 4 rooms, and 93 per cent. of the increase in the number of these dwellings during the intercensal period consisted of from 2 to 4 rooms; the greatest proportional increase being for those of 3 rooms and 2 rooms in that order. Flats of 6 rooms show very little increase in number, whilst those with more than 6 rooms have actually decreased in number by 51 per cent.

NUMBER OF INMATES: The percentage of increase in the number of dwellings in Queensland since the 1921 Census has been much greater than the rate of increase of the population, and it follows, therefore, that the average number of inmates per dwelling has decreased. The average number of inmates for all private houses in the State has decreased from 4.41 persons per dwelling at the previous Census to 4.18 at the 30th June, 1933, and this reduction has been fairly general throughout the State.

The average number of rooms per private house is practically the same as that for the previous Census, and, therefore, by taking both these factors into consideration it is found that the average number of inmates per room for all private houses in Queensland has decreased from 0.89 to 0.84 persons per room. The greatest reduction has occurred in the metropolitan area where the average per room was 0.74 at the 1933 Census, as compared with 0.81 at the 1921 Census. In accordance with previous experience, the average number of 0.94 persons per room in the rural area was greater than in the other sections of the State.

There has been a reduction also in the average number of inmates per room in tenements and flats from 0.95 to 0.91 for the State. This decrease, however, is only found in the metropolitan area, as the average for the provincial and rural areas is slightly higher than that for the year 1921.

It would appear from the above figures that some improvement has taken place since the previous Census in the housing conditions in Queensland in so far as the average number of inmates per room is concerned.

The average number of breadwinners in each occupied dwelling in Queensland as at the 30th June, 1933, was as follows:- Males, 1.67; females, 0.46; total breadwinners, 2.13; as compared with 1.77; 0.38; and 2.15 respectively per dwelling at the previous Census. This shows little change in the total number of breadwinners per dwelling. During the intercensal period, however, the average number of male breadwinners per occupied dwelling decreased by 6 per cent., but female breadwinners increased by 25 per cent., due, no doubt, to the rapid increase in the number of widows' and old-age pensioners.

PERSONS SLEEPING OUT: The 1933 Census was the first occasion on which this question was included on the Census Schedule. Considerable difficulty had been met previously when comparing the housing statistics of the several States of the Commonwealth, owing to the circumstance that the average number of inmates per room is not a reliable basis of

comparison of the housing conditions between States, because of the wide divergence between the number of persons who sleep-out on verandahs, etc., in the northern and southern sections of Australia.

The figures for Queensland are interesting as they show that 7.6 per cent. of the occupants of private dwellings regularly sleep-out on unenclosed verandahs, etc. These figures do not include those occupying permanently enclosed sleep-outs who are regarded for Census purposes as inmates of rooms. The corresponding figure for New South Wales was 4.9, and for Victoria 2.7 persons sleeping-out per dwelling.

NATURE OF OCCUPANCY: It is not possible to ascertain from the previous Census the nature of occupancy of private houses separately from tenements and flats. At the 1933 Census 50.2 per cent. of the private houses for which particulars were supplied were occupied by owners; 13.7 per cent. by purchasers by instalments; and 30.3 per cent. by tenants.

In the metropolitan area 62 per cent. of the occupants of private houses were owners or purchasers by instalments, as compared with 62 per cent. in the provincial area, and 66 per cent. in the rural area. In the latter area, however, the ownership of the house is associated with the ownership of the land acquired as a means of livelihood.

88 per cent. of the tenements and flats were occupied by tenants. The figures for all private dwellings, including tenements and flats show that at the 1933 Census 48.9 per cent. of the dwellings were occupied by owners, and 13.4 per cent. were in process of purchase by instalments, as compared with 48.2 per cent. and 13.6 per cent. respectively at the 1921 Census, showing a slight increase from 61.8 to 62.3 in the number of dwellings occupied by owners or by those acquiring ownership.

RENT PER WEEK: The information which has been tabulated concerning rents is restricted to the rental paid per week for private dwellings occupied by tenants. The particulars required concerning rent were supplied for 83 per cent. of the 59,839 private houses and for a similar percentage of the 5,351 tenements and flats in Queensland. For 18.1 per cent. of the private houses the rent was less than 10/- per week; for 53.5 per cent. between 10/- and £1 per week; 24.1 per cent. between £1 and £1.10.0 per week; and for 4.3 per cent. over £1.10.0 per week. Four-fifths of the houses with rents of less than 10/- per week were located outside the metropolitan area.

The average rent paid for private houses was 18/- per week in the metropolitan area, 16/5 in the provincial section, and 11/9 in the rural area; the average for the State being 15/7 per week.

The average rent of tenements and flats in the metropolitan area was 18/6 per week or only 3 per cent. more than that paid for private houses in the same area. For 20.6 per cent. of the tenements and flats a rent of less than 10/- per week was paid, and this percentage was greater than for private houses; the 46.3 per cent. between 10/- and £1 per week was considerably less than the proportion of private houses in this group; the percentage of 23.2 between £1 and £1.10.0 per week, however, was similar for private houses and flats; but the 9.9 per cent. of tenements and flats with rent exceeding £1.10.0 per week was more than twice the percentage for private houses in this rental group.

A comparison of the average rents at the 1933 Census with those at the previous Census is only possible for all private dwellings and not for private houses separately from tenements and flats. The average rent of 18/1 per week for all private dwellings in the metropolitan area at the 30th June, 1933, was 5 per cent. higher than that for the previous Census; the average of 16/3 in the provincial area was 17 per cent. higher; and the average of 11/9 in the rural area was 19 per cent. higher; while that of 15/8 per week for the whole State was 16 per cent. higher than for the 1921 Census.

During the intercensal period particulars are collected regularly by the Commonwealth Statistician from house agents in certain cities and towns throughout the Commonwealth showing the rents as at the middle of each quarter. A comparison of these figures for the first quarter of the year 1921 with the second quarter of 1933 shows the same trend in average rents as was obtained from the Census figures. The peak period of high rents during the intercensal period occurred in the third quarter of the year 1929, when the average for the metropolitan area of Queensland was 33 per cent. higher than for the year 1921, but since that peak year the average has fallen by 16 per cent. to the 1933 figure.

Since the 1921 Census, the private dwellings in Queensland in the under 10/- per week rental group decreased in number by 17 per cent.; those between 10/- and £1 increased by 26 per cent.; between £1.0.0 and £1.10.0 increased by 113 per cent.; between £1.10.0 and £2.0.0 increased by 66 per cent.; between £2.0.0 and £2.10.0 increased by 37 per cent.; and those over £2.10.0 per week showed no proportional change from the 1921 Census.

PRIVATE DWELLINGS OF 3 TO 6 ROOMS: A special inquiry has been made concerning private houses of 3 to 6 rooms with walls of wood or of brick or stone. As previously indicated, 73 per cent. of the private houses in Queensland consisted of 3 to 6 rooms.

Since the 1921 Census the number of houses of 3 to 6 rooms in Queensland has increased by 36 per cent. to a total of 146,892. Particulars as to rent are summarized for 44,399 houses of wood, brick or stone which were occupied by tenants, and of this number 98.4 per cent. had walls of wood and only 1.6 per cent. of brick or stone, as compared with 98.6 per cent. and 1.4 per cent. respectively at the previous Census; showing a greater proportional increase in the number of wooden houses during the intercensal period.

At the 1933 Census there was a greater proportion of wooden houses of 3 and 6 rooms in this rented group, and a smaller proportion for those of 4 and 5 rooms than at the 1921 Census. The relative increases for wooden houses of 3, 4, 5 and 6 rooms during the intercensal period were 45, 38, 25, and 62 per cent. respectively. The proportional increase of houses of 6 rooms was even higher in the metropolitan area. The average rent of 15/4 per week for all private houses, 3 to 6 rooms, of wood, brick or stone in Queensland at the 1933 Census was 18 per cent. higher than at the previous Census.

A very interesting comparison with respect to rent is that based on the average weekly rent per room. At the 1933 Census the average rent per room for wooden houses in the metropolitan area of Queensland was 3/4 per week, as compared with 3/2 per week at the 1921 Census. The average of 3/9 per room for brick houses was also higher than the rent of 3/6 at the previous Census.

In the urban provincial section of the State the average rent of 3/3 per room for wooden houses was much higher than the 1921 Census figure of 2/7 per week, and the rent of 3/2 per room for brick houses was somewhat higher in comparison with the previous figure of 3/- per room. The average rent per room in the rural area showed decreases from 2/7 to 2/2 per week for wooden houses, and from 2/4 to 2/- per week for those of brick.

NUMBER OF PRIVATE DWELLINGS OF 3 TO 6 ROOMS IN EACH LOCAL GOVERNMENT AREA: Particulars are also published in the Bulletin showing the number of private houses of 3 to 6 rooms with walls of wood, brick or stone occupied by tenants in each incorporated city and town in Queensland as at the 30th June, 1933, also the average weekly rent paid for such dwellings. The relative numbers of wooden houses and houses of brick or stone, and also the weekly rentals, differ widely among the municipalities in the metropolitan and extra metropolitan areas of the State.